

WARRANTY DEED

Keith Roberts and Christyne Roberts, husband and wife, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Steven Edward Hilko and Carol Francis Hilko, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 679 Creek Circle, Sheridan, WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

That part of Lots 3 and 4, Block 1, Spring Canyon Subdivision, (as shown on Lot Line Adjustment contained in the Quitclaim Deed Recorded: May 31, 2012, Book 534, Page 160) located in the Northwest ¼ of Section 26, T54N, R85W, 6th P.M., Sheridan County, Wyoming described as:


Commencing at the Northwest Corner of said Section 26; thence N88°39'33"E, 503.05 feet along the North line of said Northwest ¼ to the Point of Beginning of this description; thence N88°39'33"E 77.84 feet along the North line of said Lot 4 to the Northwest Corner of said Lot 3; thence N88°39'33"E 247.71 feet along the North line of said Lot 3; thence S02°37'14"E 613.68 feet along the East line of said Lot 3 to the Northerly R.O.W. line of Redpoll Lane; thence Northwesterly 111.99 feet along said Northerly R.O.W. line on a 616.00 foot radius curve to the left, the chord of which bears N63°43'07"W, 111.84 feet; thence N69°09'29"W 81.68 feet along said Northerly R.O.W. line; thence N02°35'53"W 175.05 feet; thence N38°45'48"W 259.02 feet; thence N02°35'40"W 150.15 feet to the point of beginning.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 19th day of January, 2022.


Keith Roberts


Christyne Roberts

STATE OF Massachusetts)
)ss.
COUNTY OF Essex)

This instrument was acknowledged before me on the 19th day of January, 2022
by Keith Roberts.

WITNESS my hand and official seal.

Mark M. Peter
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7.31.26

STATE OF Massachusetts)
)ss.
COUNTY OF Essex)

This instrument was acknowledged before me on the 19th day of January, 2022
by Christyne Roberts.

WITNESS my hand and official seal.

Mark M. Peter
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7.31.26

NO. 2022-775846 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801